



EXPAND

your business



COLONIE CENTER AT-A-GLANCE

- Colonie Center generates over **\$300 million in annual sales** with top producers Macy's, Boscov's, Whole Foods, LL Bean, Nordstrom Rack, Sephora, Bose, The Cheesecake Factory and state-of-the-art digital Regal Cinema. Tenants which opened within the last year include H&M, Ulta, BoxLunch, Super Taco, Carter's OshKosh, T-Mobile and Express Factory Store. The Center will be welcoming several retailers in 2018 including Cinnabon, Footlocker (new & improved) and Aeropostale (new & improved).
- *Overachievers include:*
Macy's: Top producer in the region outside NYC. Its success has earned it the nickname "Mini Herald Square" by Macy's Management.
The Cheesecake Factory: A top 20 store in the national chain; sales trending 21% above national average.
LL Bean: The second highest grossing store in the retail chain.
Sephora: Doubled its initial projected sales volume.
- Voted **"The Best Shopping Center"** in the Capital Region for the past **ten years** in a Times Union readers poll. The Center recently completed a **multi-million dollar renovation** which included updated restrooms, a state-of-the-art family lounge with nursing facilities, brand new Center Court and food court areas and updated soft seating throughout.
- The daily traffic of Wolf and Central combined is **67,626** vehicles daily. An additional **98,438** vehicles pass by on 1-87.
- Albany is ranked as one of the top ten safest places to live in the country. The average household income is over \$85,366 with a total population of **720,893 within a 20-mile radius**. 27.9% have an average household income in excess of **\$100,000 or more**.
- Albany is easily accessible via road, rail, and air. It is a three hour drive from **New York City** and **Boston** and a four hour drive from **Montreal**. It is also a popular day trip locale for residents of the Adirondacks and Saratoga to the north, the Catskills and Hudson Valley to the south, the Berkshires and Vermont to the east, and the Finger Lakes region to the west.
- As the capital of New York, Albany is the hub of the Northeast and home to over **97,160 state, local, and federal employees**. A network of service industries, especially restaurants and food stores, law firms, and related businesses, has grown in Albany to serve the needs of government.
- 30 hotels can be found within a two mile radius of Wolf Road totalling 3,581 rooms. Occupancy rates are near capacity every weekday to accommodate the estimated **2,239,199 annual overnight visitors** to the area. Staybridge Suites, a state-of-the-art extended stay hotel offering 115 rooms, is located directly behind Colonie Center across from Macy's.
- 22 Colleges and Universities within 50 miles with an economic impact of over **\$200 million**. The student population of over 75,000 graduate from well-known universities such as Union College, Rensselaer Polytechnic Institute, Skidmore College, Siena College, and the State University at Albany.
- Home to the region's **"Tech Valley,"** Albany has emerged on the international stage in high-tech industries such as nanotechnology, biotechnology, homeland security, information and alternative energy. The recent addition of tech-valley powerhouse GlobalFoundries offers the current **largest commercial capital expansion project** in the United States and an anticipated future investment upwards of **\$10 billion**.
- Rivers Casino & Resort at Mohawk Harbor opened February 8, 2017, just 16 miles west of Colonie Center. The casino has 1,150 slot machines and 79 poker and gaming tables. A 163-room hotel is attached to the project. The casino employs **1,000 people** and draws an estimated **2.8 million visitors** annually to the area.

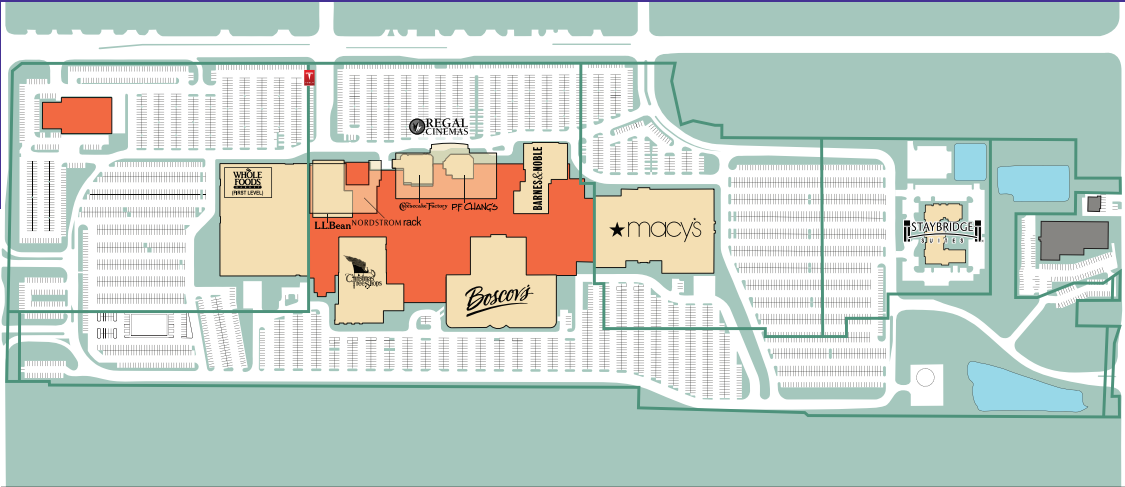
KEY retailers



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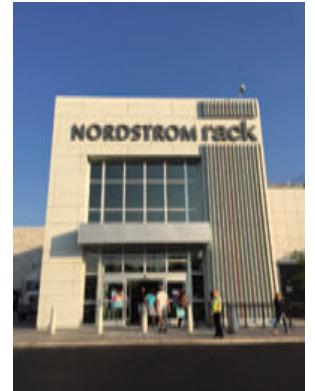
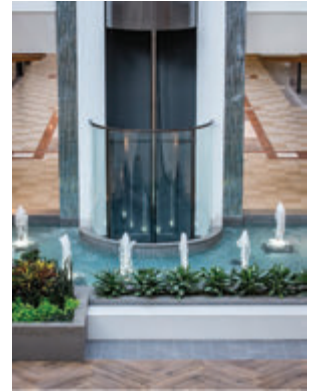
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center facts AND demographics



Colonie Center recently completed a multi-million dollar renovation which upgraded the overall look and feel of the center. Upgrades included new restrooms and state-of-the-art family lounge facilities including private areas for nursing mothers, an updated center court area with attractive fountain feature, a new food court design equipped with iPads for shopper use and updated soft seating areas throughout the center.

VOTED BEST SHOPPING CENTER IN THE CAPITAL REGION FOR THE PAST TEN YEARS IN A TIMES UNION READER'S POLL



STATISTICS

Property Data

Opening Date	1966
Site	96 acres
Parking	5,273 spaces
Total Stores	100+
Levels	2

DEMOGRAPHICS

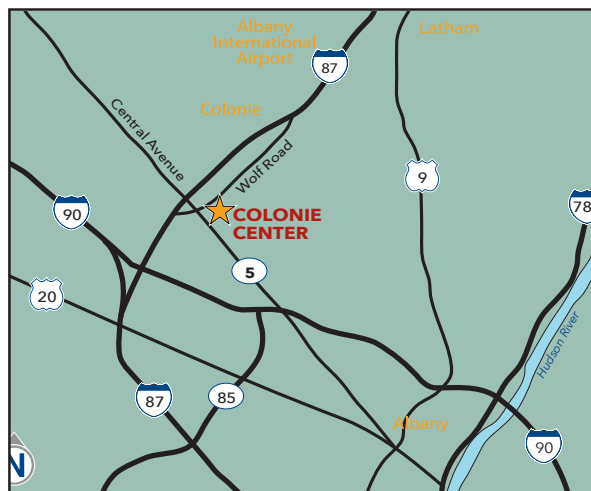
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20 MI RADIUS

Population	515,018	720,893
Total Households	212,777	295,498
Avg. Household Income	\$81,618.00	\$85,366.00
Median Age	37.3 yrs.	39.3 yrs.

LEASABLE AREA

Total Center GLA	1,334,405 s.f.
Mall Shops	324,155 s.f.
Anchor (Total)	1,010,250 s.f.
Macy's	299,436 s.f.
Sears	275,811 s.f.
Boscov's	225,000 s.f.
Christmas Tree Shops	56,300 s.f.
Regal Cinemas	55,268 s.f.
Nordstrom Rack	34,698 s.f.
Barnes & Noble	34,440 s.f.
L.L. Bean	29,297 s.f.



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